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The Relief Sought in the following
order is DENIED. Signed October 05, 2011


Roger L. Efremsky
U.S. Bankruptcy Judge

*** See below for reason

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF CALIFORNIA

In re:

Case No. 11-48260 RE

HABIB SHAH and
FAREEDA BIBI SHAH,

Chapter 13

Debtors.

ORDER VALUING LIEN OF CHASE AS
SUCCESSOR TO WASHINGTON MUTUAL
BANK

On September 2, 2011, Habib and Fareeda Shah (hereinafter Debtors) served a motion to value the lien of Chase as successor to Washington Mutual Bank (hereinafter Lienholder) against the property commonly known as 3164 Santa Inez Court, Union City, CA 94587, which lien was recorded in Alameda County on or about October 10, 2006 as document 2006381551 (hereinafter the Lien).

The court finds that notice of the motion upon Lienholder was proper. Lienholder having failed to file timely opposition to Debtors' motion, the court hereby orders as follows:

(1) For purposes of Debtors' chapter 13 plan only, the Lien is valued at zero, Lienholder does not have a secured claim, and the Lien

1 may not be enforced, pursuant to 11 U.S.C. §§ 506, 1322 (b)(2) and
2 1327.

3 (2) This order shall become part of Debtors' confirmed chapter 13
4 plan.

5 (3) Upon entry of a discharge in Debtors' chapter 13 case, the
6 Lien shall be voided for all purposes, and upon application by
7 Debtors, the court will enter an appropriate form of judgment voiding
8 the Lien.

9 (4) If Debtors' chapter 13 case is dismissed or converted to one
10 under another chapter before Debtors obtain a discharge, this order
11 shall cease to be effective and the Lien shall be retained to the
12 extent recognized by applicable nonbankruptcy law, and upon
13 application by the Lienholder, the court will enter an appropriate
14 form of order restoring the Lien.

15 (5) Except as provided by separate, subsequent order of this
16 court, the Lien may not be enforced so long as this order remains in
17 effect.

18 *** END OF ORDER ***

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20 *** No separate Notice of Motion was filed identifying the affected
21 creditor and real property. See BLR 9013-1(a)and (b).
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COURT SERVICE LIST

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